



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 27, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22 - PLANNING AND ZONING) TO ADD SECONDHAND STORES TO ZONE C-2 COUNTYWIDE (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

The proposed modification to Title 22 of the Los Angeles County Code (Zoning Ordinance) adds secondhand stores as a permitted use in the Neighborhood Business Zone (Zone C-2).

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Close the public hearing and consider the attached Negative Declaration, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Approve the recommendation of the Regional Planning Commission (Commission) to amend Title 22 of the Los Angeles County Code relating to secondhand stores as reflected in the draft ordinance.
3. Indicate the intent to instruct County Counsel to prepare an ordinance to amend Title 22 of the Los Angeles County Code, noting recommendation and concerns of the Commission and include any changes directed by your Board, and bring back to your Board for consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On January 31, 2012, your Board approved a motion instructing the Department of Regional Planning (Department) to prepare an ordinance to amend Title 22 of the County Code to include secondhand retail stores as a permitted use in Zone C-2 and present the ordinance and environmental document to the Commission for consideration in a public hearing by September 28, 2012.

Your Board recognized there is a widespread need to expand opportunities for the secondhand retail industry into more commercial zones to serve communities Countywide. Most secondhand retail stores are operated by charitable organizations that provide job training and employment opportunities, as well as social services for the County. Secondhand stores also offer affordable products to consumers and help extend the useful life cycles of many consumer products that otherwise would end in the County's landfills.

Existing Zoning Regulations

Currently, the Zoning Ordinance permits secondhand stores in the Unlimited Commercial (C-3) and Commercial Manufacturing (C-M) Zones, and in all Manufacturing Zones (M-1, M-1.5, M-2 and M-2.5). It is in these same zones that the County permits commercial activities that have more significant impacts than secondhand stores in surrounding areas. The permitted uses in these zones include pawnshops and used car sales lots.

Draft Ordinance

The proposed amendments to the Zoning Ordinance contain a definition of secondhand stores and adds secondhand stores as a permitted use in Zone C-2. The proposed amendment includes development standards, so the impacts of these secondhand stores will be analogous to other retail stores that sell new products, which are already permitted uses within the Neighborhood Business Zone. The standards require: 1) all donations shall be processed indoors; 2) no residential use shall be developed on the same property with a secondhand store, except for mixed use developments; and 3) a wall sign shall be posted prohibiting leaving donations outside the building during non-business hours.

Secondhand stores will continue to comply with all other Zoning Code regulations, including development standards on lot coverage, parking, height, and outdoor storage and display listed in Section 22.28.170, and signs in Part 10 of Chapter 22.52.

Regional Planning Commission Recommendations

On August 22, 2012, the Commission held a public hearing on the proposed ordinance. The Commission recommended the draft to your Board with the following modifications:

1. Secondhand stores in Zone C-2 shall be limited to non-profit charity secondhand stores;
2. Secondhand stores shall obtain a Business License; and
3. Secondhand stores shall be allowed in mixed use developments.

The first recommendation was based on the following concerns the Commission discussed: (1) stolen goods may be resold at secondhand dealers, and the motive to steal would be lessened if a secondhand store only allowed donated goods; (2) the businesses may be more legitimate if operators were limited to licensed 501(c)(3) businesses. As to the first issue, the Department consulted the Sheriff's Department (Sheriff) to see if it had concerns with the resale of stolen goods at secondhand stores and to see if there are particular issues with for-profit secondhand stores. The Sheriff responded that it does not have any data which indicates there is a problem with for-profit as opposed to non-profit secondhand stores. Moreover, the State regulates secondhand dealers, which is a different category of operators than the proposed definition of secondhand stores. The State's regulations exist for the same policy purpose as that stated by the Commission: to curtail the distribution of stolen goods. The State's regulations are based on the items sold, not the person selling the items. Thus, if a secondhand store were to sell items that are otherwise allowed for sale by secondhand dealers, then the secondhand store would have to abide by the State law. This clarification has been added to the proposed draft ordinance so as to address the Commission's safety concerns. Because the initial Board motion did not distinguish between for-profit and non-profit secondhand store operators and the Commission's policy concern has otherwise been addressed, the proposed draft ordinance does not include the for-profit, non-profit distinction.

The Commission's second concern related to non-profit charity secondhand stores is also tied to its second recommendation: licensing. As stated previously, if certain goods are sold at these stores, State laws control. Generally, business license recommendations to your Board are within the purview of the Business License Commission. Title 7 of the County Code restates the State requirements for business licenses for secondhand dealers. Title 7 does not currently have additional requirements for secondhand stores or new retail stores. And at this time, the Business License Commission has made no recommendations to add such additional business license requirements.

The third recommendation of the Commission is incorporated into the proposed draft ordinance. Secondhand stores shall be permitted in mixed use developments in Zone

C-2; however, there is still a prohibition on concurrent sales with residential uses established on the same property. The prohibition on residential uses was intended to preclude legal nonconforming single family residences located within commercial zones from running continuous garage sales. Allowing secondhand stores within mixed use developments is appropriate, as residences and commercial uses would be operated separately.

Implementation of Strategic Plan Goals

The proposed ordinance promotes Goal 1 of the County's Strategic Plan pertaining to "Service Excellence" and Goal 3 pertaining to "Community and Municipal Services" through the development of an amendment to the County Code that is responsive to the economic need of citizens by offering more retail choices in their unincorporated communities.

FISCAL IMPACT/FINANCING

Implementation of the proposed ordinance will not result in any loss of revenue to the County or in significant new costs to the Department or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

The Commission conducted a public hearing regarding the proposed ordinance on August 22, 2012. Goodwill Industries, Salvation Army, AIDS Healthcare Foundation, and St. Vincent de Paul submitted letters in support of the draft ordinance as presented to the Commission. The City of San Marino submitted a letter in opposition, citing concerns that a secondhand store located within the city's sphere of influence would negatively impact the character of the city. One constituent submitted a letter concerning Title 7 secondhand dealer requirements. Additionally, the Commission heard testimony from four individuals in support of the proposal and one individual provided comments to the proposal.

The issues raised by the Commission have been addressed in this Board letter and the Department has incorporated language to address the Commission's concerns within

the framework of your Board's original motion, which permitted all secondhand stores within Zone C-2.

ENVIRONMENTAL DOCUMENTATION

The attached Initial Study disclosed that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance will have a significant effect on the environment. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines.

Copies of the proposed Negative Declaration were transmitted to the County Clerk and six libraries for public review. In addition, public notice was published in one newspaper of general circulation pursuant to Public Resources Code Section 21092. One comment was received during the public review period.

Based on the attached Negative Declaration, adoption of the proposed ordinance will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County Services.

Respectfully submitted,



for
RJB

Richard J. Bruckner
Director

RJB:JG:BD:as

Attachments:

1. Board Motion
2. Project Summary
3. Summary of Regional Planning Commission Proceedings
4. Resolution of the Regional Planning Commission
5. Recommended Ordinance for Board Adoption
6. Environmental Document
7. Correspondence
8. Legal Notice of Board Hearing
9. List of Persons to be Notified

The Honorable Board of Supervisors
November 27, 2012
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c: Executive Office, Board of Supervisors
Assessor
Auditor-Controller
Chief Executive Office
County Counsel
Public Works

K_LUR_112712_BL_SECONDHAND STORES

MOTION BY SUPERVISOR DON KNABE

January 31, 2012

The secondhand retail industry is one which serves many public benefits beyond extending the life cycle of various consumer products. Many of these stores and facilities are operated by longstanding charitable organizations that provide job-training and employment opportunities as well as social services for Los Angeles County residents. The County benefits from the secondhand retail industry as more used goods sold in their retail stores potentially results in fewer items being discarded in the County's landfills. The merchants, vendors and charitable organizations who operate secondhand retail operations have expressed a desire to modify zoning standards to make it easier to establish secondhand retail stores within the unincorporated portions of the County.

Currently, the County Zoning Ordinance limits sales of all secondhand consumer products as a permitted use in the C-3, C-M, and all manufacturing zones. The current ordinance classifies secondhand retail stores in the same category as used car lots and pawnshops, uses that frequently have significant impacts on surrounding areas.

(MORE)

MOTION

MOLINA _____

RIDLEY-THOMAS _____

KNABE _____

ANTONOVICH _____

YAROSLAVSKY _____

Existing zoning provisions have significantly constrained growth in the secondhand retail industry by restricting them to the C-3 zone and above. Secondhand retail stores do not have any neighborhood impacts that would be more significant than retail stores selling new products provided that certain factors such as outdoor collection, storage and staging areas are addressed.

To better serve the community and the many charitable organizations operating in the unincorporated areas of the County, it would be appropriate to amend the County Zoning Ordinance to accommodate more secondhand retail stores by allowing secondhand stores that do not have drop-off areas in the C-2 zone, subject to a site plan review. Secondhand stores with drop-off collection areas are allowed in the C-2 Zone, subject to approval of a Minor Conditional Use Permit.

I, THEREFORE, MOVE that the Department of Regional Planning prepare the proposed ordinance revisions to Title 22 of the County Code that would allow secondhand retail stores in the C-2 zone subject to a site plan approval or minor conditional use permit, depending if the facility is proposing drop-off collection or outdoor storage areas in the unincorporated areas of the County, and that the Regional Planning Commission conduct a public hearing prior to September 30, 2012, and forward its recommendations on the proposed ordinance revisions to the Board for its consideration.

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DK:jtm

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

SECONDHAND STORES ORDINANCE AMENDMENT
PROJECT SUMMARY

PROJECT IDENTIFICATION:	An amendment to Title 22 (Zoning Ordinance) to allow secondhand stores to be established as a permitted use in Zone C-2, with development standards.
REQUEST:	Adopt the proposed amendment to Title 22 and adopt the Negative Declaration for the project
LOCATION:	Countywide
STAFF CONTACT:	Ms. Alyson Stewart at (213) 974-6432
RPC MEETING DATE:	August 22, 2012
RPC RECOMMENDATION:	Board public hearing to consider adoption of proposed ordinance amendment
MEMBERS VOTING AYE:	Modugno, Helsley, Valadez, Pedersen, Louie
MEMBERS VOTING NO:	None
MEMBERS ABSENT:	None
BOARD HEARING:	November 27, 2012
KEY ISSUES:	<p>In a Board of Supervisors motion made on January 30, 2012, the Board recognized the value secondhand stores serve the County through resale of usable merchandise. Used merchandise is diverted from the County's landfills, and proceeds from resale go to support social programs run by nonprofit organizations that operate the secondhand stores. The Board requested the Department of Regional Planning to draft an ordinance amendment to allow secondhand stores in Zone C-2, either through a ministerial or discretionary review.</p> <p>Currently, within Title 22, secondhand stores are limited to Zones C-3 and C-M, and in all manufacturing zones. There are no development standards specific to the use, and outdoor storage is permitted in such zones. The proposed ordinance amendment would establish a secondhand store in Zone C-2 by right, with a few development standards to control the impacts it may have to neighboring properties, such as requiring all activities to be within enclosed buildings, no residential uses are allowed in conjunction with such stores, and signage is required to discourage donation drop-offs after business hours.</p> <p>RPC recommended the amendment, and requested the following modifications be included in the ordinance: 1) that secondhand stores are to be limited to charitable organizations with tax exemption status, 2) that a Business License be required to operate such stores, and 3) that secondhand stores should be permitted in a mixed use building with residential components. RPC is requesting clarification of intent by the Board whether secondhand stores should be limited to non-profit organizations, even when staff determined there was no legal or land use rationale to limit such stores to non-profit only.</p>
MAJOR POINTS FOR:	<ul style="list-style-type: none"> • The amendment to allow secondhand stores in Zone C-2 would expand retail opportunities at affordable

	<p>prices in Zone C-2, and would provide a viable means for used consumer products to be re-used instead of going to landfills.</p> <ul style="list-style-type: none"> • The amendment to define a secondhand store would help clarify the purpose of such store, to differentiate it from other used good sales, for purposes of land use regulation. • The amendment to establish development standards for secondhand stores are intended to protect public health, safety and welfare in Zone C-2.
<p>MAJOR POINTS AGAINST:</p>	<ul style="list-style-type: none"> • The amendment would allow both non-profit and for-profit secondhand sales, and the motion isn't clear on the intent to restrict to just non-profits. • The amendment does not establish controls against stolen tangible personal property that could be sold through secondhand stores.

**REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS**

**PROPOSED AMNEDMENT TO COUNTY CODE TITLE 22 (PLANNING AND
ZONING) TO ALLOW SECONDHAND STORES IN ZONE C-2 COUNTYWIDE**

The Regional Planning Commission (Commission) conducted a public hearing to consider the proposed ordinance amendment to allow secondhand stores in Zones C-2 countywide in Title 22 of the County Code on August 22, 2012.

During the hearing, staff asked the Commission to consider the proposed ordinance amendment on secondhand stores in Zone C-2. The ordinance included a definition of a secondhand store, a listing of secondhand stores as a permitted use in Zone C-2, and several development standards that would regulate the operations of secondhand stores in the zone. The development standards would require that all processing of goods and merchandise would be conducted indoors, that no residential uses shall be in conjunction with the operations of secondhand stores, and a wall sign shall be posted outside the building prohibiting dropping off of goods during non-business hours.

Comments from the public included letters of support and sworn oral testimony of support by Goodwill Industries, Salvation Army, AIDS Healthcare Foundation, and St. Vincent de Paul. One person provided comments and a letter relating to Title 7. The City of San Marino submitted a letter in opposition to the ordinance.

The Commission closed the public hearing and recommended the proposed amendment to the Board, with amendments to include that secondhand stores be limited to non-profit charitable organizations, that a Business License be required to operate these stores, and such stores be allowed in mixed use developments that include residential components.

Commissioners Helsley, Louie, Modugno, Pedersen, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to allowing secondhand stores in Zone C-2; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On January 31, 2012, the Board of Supervisors directed the Department of Regional Planning to: 1) prepare an ordinance to allow secondhand stores in Zone C-2; 2) prepare an appropriate environmental document for the ordinance in compliance with the California Environmental Quality Act and the County's environmental review procedures; and 3) present the ordinance and environmental document to the Regional Planning Commission for consideration in a public hearing by September 26, 2012.
2. Secondhand stores are currently permitted only in Zone C-3, C-M and all manufacturing zones, but they are not permitted in Zone C-2;
3. Secondhand stores are currently not defined in the Zoning Ordinance;
4. Secondhand stores are currently treated like pawn shops and used auto sales, even though the manner of operations of secondhand stores is distinctively different from the latter uses;
5. Secondhand stores, although they specialize in donated and used merchandise, have no more impacts than other retail stores and operate similarly to retail stores selling brand-new merchandise in terms of building size, staffing, traffic generation, hours of operation, inventory delivery and merchandise display;
6. The majority of secondhand stores are operated by nonprofit charitable organizations that provide valuable community service, including but not limited to job training, counseling, and health services for the poor and disfranchised members of society;
7. A definition for secondhand stores is necessary to separate it from other uses that engage in sale or processing of used items;
8. Secondhand stores are to be allowed by right as long as certain development standards are met, as explained below;
9. To address the potential for littering and illegal dumping in conformance with the prohibition on outdoor storage in Zone C-2, all donations are to be dropped off, sorted, and processed within an enclosed building, along with required signage to prohibit drop-offs outside of the building during non-business hours;
10. To clarify that secondhand stores do not permit yard sales, residential uses are prohibited in conjunction with secondhand stores; and

11. In compliance with California Environmental Quality Act, an Initial Study was prepared for the project, which demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, staff has prepared a related Negative Declaration for this project.

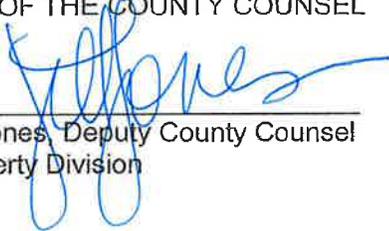
THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to making allowances for secondhand stores by right in Zone C-2;
2. Certify the completion of and adopt the attached Negative Declaration and find that the ordinance amendment will not have a significant effect on the environment; and
3. Adopt the attached ordinance allowing secondhand stores in Zone C-2, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 22, 2012.

By 
Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By 
Jill Jones, Deputy County Counsel
Property Division

1 d. One wall sign, not exceeding four square feet in sign area, shall be posted
2 on the building stating that any donation drop-offs during non-business hours
3 are prohibited. Such sign shall not be calculated towards the maximum
4 permitted wall sign area for this use.

5 – Shoe stores.

6 ...

DRAFT

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

NEGATIVE DECLARATION

**PROJECT NO. R2012-001296
ENVIRONMENTAL CASE NO. RENV201200141**

1. **DESCRIPTION:** This project is an amendment to Title 22 of the Los Angeles County Code, Planning and Zoning, to define secondhand stores and to permit secondhand stores in Zone C-2 countywide. Proposed development standards to regulate this use in this zone include: 1) residential uses shall be prohibited with this use, 2) all donation drop-offs shall be conducted within enclosed buildings, and 3) a wall sign shall be posted to prohibit donation drop-offs on site during non-business hours. No outdoor storage is permitted in conjunction with this use.

2. **LOCATION:** Unincorporated Los Angeles County

3. **PROPONENT:**
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** The initial study determined that the project is not likely to have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**
The location and custodian of the record of proceedings on which adoption of this Negative Declaration is based is:
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PREPARED BY: Alyson Stewart
Ordinance Studies

DATE: July 17, 2012

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Secondhand Stores Ordinance, Project No. R2012-001296, Case No. RLURT201200001
Environmental Case No. T201200141

Lead agency name and address: Los Angeles County Department of Regional Planning, 320 West
Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Alyson Stewart (213) 974-6432

Project sponsor's name and address: Los Angeles County Department of Regional Planning, 320 West
Temple Street, Los Angeles, CA 91020

Project location: Countywide
APN: _____ USGS Quad: _____

Gross Acreage: Countywide

General plan designation: C (Major Commercial)

Community/Area wide Plan designation: Equivalent of C (Major Commercial) in all community and
area plans.

Zoning: Zone C-2 (Neighborhood Business Zone)

Description of project: This project is an amendment to Title 22 of the Los Angeles County Code,
Planning and Zoning, to define secondhand stores and to permit secondhand stores in Zone C-2
countywide.

Secondhand stores are retail stores that collect and sell donated used household goods and merchandise.
Such goods may include clothing, furniture, books, jewelry, and other low-value items that are commonly
found in a home. It may include both for-profit and non-profit operations, and consignment sales. It does
not include other uses listed in the Code that may handle high-value used merchandise or other types of
used items, such as yard sales, antique shops, pawn shops, junk and salvage yards, or used car and vehicle
sales.

Currently, secondhand stores are allowed by right only in Zones C-3, C-M, M-1, M-1½ and M-2. These
zones are designed to accommodate large-scale and high-impact commercial uses. However, secondhand
stores generally are not considered large-scale and high-impact, and these stores are an appropriate use in
Zone C-2, a neighborhood-scaled commercial zone. Secondhand stores are operated similarly to discount
retail stores that sell new goods at greatly discounted prices, which are an allowed use in Zone C-2. Both
secondhand and new retail stores display merchandise for sale on clothes racks and shelves, and store

surplus or to-be-sorted merchandise in an inventory room in the rear of the store, Secondhand stores differ from new retail stores only in that they accept donations from the public, sort and distribute the donations, and re-sell them. Also, typical secondhand store receives one to two pick-up and drop-off deliveries per day; this is also typical for many retail businesses that currently operate in Zone C-2. Some secondhand stores may lease space within existing shopping centers and commercial buildings. Secondhand stores provide a very valuable service to the community by encouraging recycling and re-use of gently used goods, thereby extending their useful lives. Some stores also provide for collection of electronic waste (broken or outdated televisions, cellphones, computers, etc.) so that these can be repaired and resold or safely discarded, thus diverting them from ending up in landfills where they may impose greater impacts to the environment.

The following development standards are proposed for secondhand stores in Zone C-2: 1) residential uses shall be prohibited in conjunction with the use, 2) all donation drop-offs shall be conducted within enclosed buildings, and 3) a wall sign shall be posted to prohibit donation drop-offs on site during non-business hours. These development standards would prevent residential dwellings located in Zone C-2 from engaging in secondhand retailing, and control littering around the secondhand stores.

Zone C-2 currently prohibits outdoor storage. Secondhand stores sometimes have on- and off-site storage bins for drop-off and sorting and donation drop-off trucks; however, these stores will not be permitted to have these storage bins or donation drop-off trucks in Zone C-2.

Surrounding land uses and setting: Countywide, primarily in existing commercial zones in urban and suburban settings.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Agriculture/Forest | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Services |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | | |

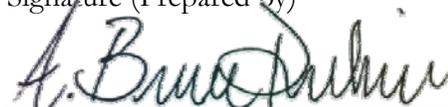
DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (Prepared by)

7/17/12_____
Date



Signature (Approved by)

7/17/12_____
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**

The proposed ordinance merely permits a new use to be established in Zone C-2, which may or may not be located within any scenic vistas. However, the permitted new use would be similar in operation and scale as other discount retail stores that are currently allowed in Zone C-2. All future development pursuant to the proposed ordinance would still be subject to the same existing development standards including maximum lot coverage and height allowed, parking, and outdoor display and storage restrictions as with all other retail uses permitted in Zone C-2. Compliance with existing standards would ensure that the resulting built structure would be the same/similar to that of other permitted uses in Zone C-2. Also, the proposed ordinance sets additional standards specific to secondhand stores in Zone C-2 that places restrictions with a prohibition on residential uses and a requirement that all donation drop-offs are to be accepted and processed within the enclosed building to control littering. Therefore, impacts to scenic vista would be less than significant.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

The proposed ordinance merely permits a new use to be established in Zone C-2, which may or may not be in proximity to regional riding or hiking trails. All future development pursuant to the proposed ordinance would still be subject to the same existing development standards as with all other retail uses permitted in Zone C-2. Also, the proposed ordinance sets additional standards specific to secondhand stores in Zone C-2 that places restrictions with a prohibition on residential uses and a requirement that all donation drop-offs are to be accepted and processed within the enclosed building to control littering. Compliance with existing standards would ensure that the resulting built structure would be the same/similar to that of other permitted uses in Zone C-2. Therefore, impacts to trails would be less than significant.

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The proposed ordinance merely permits a new use to be established in Zone C-2, which may or may not include or be in proximity to scenic resources or historic buildings. All future development pursuant to the proposed ordinance would still be subject to the same existing development standards including maximum lot coverage and height allowed, parking, and outdoor display and storage restrictions as with all other retail uses permitted in Zone C-2. Compliance with existing standards would ensure that the resulting built structure would be the same/similar to that of other permitted uses in Zone C-2. Regarding historic structures, there has been no local registry or formal survey to identify any historic structures in the unincorporated areas of the County, so the impacts are unknown at this time. However, there are approximately a dozen identified structures on federal and state registers, and the majority comprise of either historic routes or architecturally significant residential structures, both of which will not be affected by this ordinance. Any registered commercial properties must comply with the Department of Interior's Standards for the Treatment of Historic Properties. Therefore, impacts to scenic resources are expected to be less than significant.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The proposed ordinance merely permits a new use to be established in Zone C-2, which may or may not be located within any scenic vistas. However, the permitted new use would be similar in operation and scale as other discount retail stores that are currently allowed in Zone C-2. All future development pursuant to the proposed ordinance would still be subject to the same existing development standards including maximum lot coverage and height allowed, parking, and outdoor display and storage restrictions as with all other retail uses permitted in Zone C-2. Compliance with existing standards would ensure that the resulting built structure would be the same/similar to that of other permitted uses in Zone C-2. Also, the proposed ordinance sets additional standards specific to secondhand stores in Zone C-2 that places restrictions with a prohibition on residential uses and a requirement that all donation drop-offs are to be accepted and processed within the enclosed building to control littering. Therefore, impacts to existing visual character or quality of the site and its surrounding would be less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposed ordinance merely permits a new use to be established in Zone C-2, which may or may not be located within any scenic vistas. However, the permitted new use would be similar in operation and scale as other discount retail stores that are currently allowed in Zone C-2. All future development pursuant to the proposed ordinance would still be subject to the same existing development standards including maximum lot coverage and height allowed, parking, and outdoor display and storage restrictions as with all other retail uses permitted in Zone C-2. Compliance with existing standards would ensure that the resulting built structure would be the same/similar to that of other permitted uses in Zone C-2. Also, the proposed ordinance sets additional standards specific to secondhand stores in Zone C-2 that places restrictions with a prohibition on residential uses and a requirement that all donation drop-offs are to be accepted and processed within the enclosed building to control littering. Therefore, impacts from shadows or glare would be less than significant.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only make allowances for a greater presence of secondhand stores in existing C-2 zones, most of which are already developed with buildings. The ordinance will not change existing zoning but merely would allow a new use that would be similar to other retail uses that are currently allowed by right in Zone C-2. According to LA County's GIS database, nearly all of the properties zoned C-2 are not within farmlands. There are a few undeveloped parcels that may be within farmlands in the Santa Clarita and Antelope Valleys, but they are either 1) open grazing land and not adjacent to any other commercial parcels, which will not support a retail market to accommodate this use, or 2) under a Development Program where a conditional use permit is required for any kind of development on that parcel, and a site-specific initial study is required as part of the permit application, and 3) all commercial properties in the Antelope Valley will be rezoned to Commercial-Rural in early 2013. Therefore, no farmland will be converted for this use in Zone C-2, and any impacts will be less than significant.

Source: Los Angeles County GIS-NET

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will only apply to Zone C-2 and does not conflict with agricultural zones and agricultural opportunity areas. In addition, there are no commercially zoned properties in the County that are currently under Williamson Act contracts.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will only apply to Zone C-2 and does not conflict with the zoning or cause the

rezoning of forest lands or timberland. There are no forest or timber lands zoned C-2 in the County.
Source: LA County GIS-NET

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The proposed ordinance will only apply to Zone C-2 and will not cause the loss or conversion of forest lands to non-forest use. There are no known forest lands zoned C-2 in the County.
Source: LA County GIS-NET

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The proposed ordinance only makes allowances for secondhand stores in existing C-2 zones that are largely built-out and does not involve changes to the existing environment. Any existing farmland that may be zoned C-2 may: 1) not have the necessary supports to sustain a retail environment that will accommodate this use due to their remote location, 2) be zoned with a DP overlay to require a conditional use permit for any kind of development on the property, or 3) in the Antelope Valley, be rezoned to C-RU in 2013. There are no forest lands zoned C-2 in the County. Therefore it is not anticipated that any farmlands zoned C-2 will be converted to accommodate a non-agricultural use, such as a secondhand store, and no forest lands will be converted to accommodate a non-forest use, such as a secondhand store.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance is not anticipated to conflict with or obstruct implementation of applicable air quality plans because it does not involve a change in land use. The proposed ordinance only make allowances for secondhand stores in Zone C-2 zone, as they are similar to other allowed retail uses that are currently permitted in Zone C-2. Secondhand stores developed pursuant to the proposed ordinance would be required to comply with existing Title 22 development standards, including parking, for Zone C-2 and would be subject to all applicable air quality standards and requirements as with other retail uses currently permitted in the zone. In addition, the project will not increase densities and would allow a retail use that is similar to the types of allowed retail uses that were anticipated in the applicable air quality plans.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance is not anticipated to increase emissions from what was considered for the existing land use and zoning designation because it does not involve a change in land use that would violate any air quality standards or contribute substantially to a violation. The proposed ordinance only make allowances for secondhand stores in Zone C-2. The scale of construction and operations for secondhand stores would be similar to other retail uses currently permitted in Zone C-2. . Secondhand stores developed pursuant to the proposed ordinance would be required to comply with existing Title 22 development standards, including parking, for Zone C-2, and would be subject to all applicable air quality standards and requirements as with other retail uses currently permitted in the zone.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2 and does not involve a change in land use that is anticipated to result in a cumulatively considerable net increase of any criteria pollutant. The scale of construction and operations for secondhand stores would be similar to other retail uses currently permitted in Zone C-2. Secondhand stores developed pursuant to the proposed ordinance would be required to comply with existing Title 22 development standards, including parking, for Zone C-2, and would be subject to all applicable air quality standards and requirements as with

other retail uses currently permitted in the zone.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, which may be located near sensitive receptors. Secondhand stores developed pursuant to the proposed ordinance would be required to comply with existing Title 22 development standards, including lot coverage, landscaping and parking, for Zone C-2, so the exposure to pollution from such stores' locations would be very similar to the impacts caused by any other similar retail uses permitted in the zone. Secondhand stores would be subject to all applicable air quality standards and requirements as with other retail uses currently permitted in the zone.

e) Create objectionable odors affecting a substantial number of people?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Secondhand stores developed pursuant to this ordinance may be located near dense populations, however due to their being a retail business sorting donated merchandise and selling them to the public, the stores will not create any objectionable odors that would affect a significant number of people, so there will be no impacts.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and requires the same development standards as for all other retail commercial uses permitted in Zone C-2. In addition, secondhand stores are typically located in close proximity to existing development or lease spaces in existing development, and do not require swaths of undeveloped land to establish business. There may be a number of undeveloped C-2 properties scattered countywide that may contain or be in proximity to sensitive resources. However, undeveloped areas within habitat corridors or with sensitive resources are not prime locations for a secondhand store to be established, as it needs to be within or adjacent to developed commercial properties in a built-out urban environment in order to compete in the market. The undeveloped C-2 parcels in the County identified are either: 1) in relatively remote locations and can only accommodate small neighborhood-serving uses, which a secondhand store would not be considered as such, or 2) slated for zone changes within the Town and County Area Plan in early 2013, for which an EIR has been prepared; both of which are not suitable to accommodate this use, and 3) in more urbanized areas which would therefore be suitable for infill development and can accommodate this use, and the urbanized areas do not generally contain sensitive resources or habitats. Therefore, it is not anticipated that this use will have a significant or adverse impact on sensitive habitats and species.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Secondhand stores are typically located in close proximity to existing development or lease spaces in existing development, and do not require swaths of undeveloped land to establish business. Large undeveloped areas with natural communities are not prime locations for a secondhand store to be established, as it needs to be within or adjacent to developed commercial properties in a built-out urban environment in order to compete in the market. Therefore, any anticipated impacts on sensitive natural communities will be less than significant.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. as for all other retail commercial uses permitted in Zone C-2. Secondhand stores are typically located in close proximity to existing development or lease spaces in existing development, and do not require swaths of undeveloped land to establish business. The majority of undeveloped C-2, if any, that are suitable to accommodate this use are in mostly urbanized, build-out environments. Large undeveloped areas containing protected wetlands are not prime locations for a secondhand store to be established, as it needs to be within or adjacent to developed commercial properties in a built-out urban environment in order to compete in the market. This use will not require any removal, filling or hydrological interruption on federally or state protected wetlands, therefore there will be no impacts to protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Secondhand stores are typically located within or in close proximity to existing development or lease spaces in existing development, and do not require swaths of undeveloped land to establish business. Large undeveloped areas containing native or migratory wildlife corridors communities are not prime locations for a secondhand store to be established, as it needs to be within or adjacent to developed commercial properties in a built-out urban environment in order to compete in the market. This use will not substantially interfere with wildlife corridors or impede wildlife nursery sites, therefore the impacts to wildlife will be less than significant.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Secondhand stores are typically located in close proximity to existing development or lease spaces in existing development, and do not require swaths of undeveloped land to establish business. Undeveloped areas with a large number of oak trees are not prime locations for a secondhand store to be established, as it needs to be within or adjacent to developed commercial properties in order to compete in the market. If there are any strands of one or more oak trees on a vacant C-2 property, the impacts will be mitigated through the Oak Tree Permit. Therefore, any anticipated impacts on oak woodlands will be less than significant.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. There are no C-2 zoned properties located within wildflower reserve areas, SEAs, and SERAs. Any impacts to oaks will be mitigated with an Oak Tree Permit. Therefore, any anticipated impacts on biological resources will be less than significant.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. There are no C-2 zoned properties that may be included in a local, state or regional habitat conservation plan in the County. Therefore, there will be no conflicts with any adopted habitat conservation plan in the County.

5. CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, signage, etc. as for all other retail commercial uses permitted in Zone C-2. Any project developed pursuant to this Ordinance may occupy an empty building that may be considered historic by a community due to its age, connections with history, or its unique architecture. However, the County currently does not have a local registry of historically significant buildings and has no preservation ordinances or other programs to protect such buildings. There are approximately a dozen buildings in the unincorporated areas of the County that are currently on the California and Federal registries of historical buildings, but only one on either list is a commercial building currently being converted to a drugstore. All other listings are private residences, unique geological formations or historic routes. Based on these facts, it is not anticipated that adverse changes in the significance of any identified historical resource will occur with this proposed ordinance.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Any new construction related to a project developed pursuant to this Ordinance may occupy a parcel with known or unknown archaeological resources, so there may be potential for impact, although this may not be the case for every undeveloped C-2 property countywide. Generally, undisturbed sites with drainages and oak trees also potentially contain archaeological resources where a Phase I is done to evaluate potential impacts and identify from existing records whether these resources are within or nearby the sites. Such impacts will have to be evaluated on a site-specific basis. Developers of the project would be required to comply with all applicable laws relating to discovery of archeological resources including ceasing construction activities within the vicinity of the find and notifying the appropriate authorities. In most cases, the use pursuant to this ordinance will be established within a developed building for which archeological impacts have already been assessed.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Any project developed pursuant to this Ordinance would generally be in developed commercial areas and would not be in areas that contain paleontological resources and would not directly or indirectly destroy a

unique paleontological resource or site or unique geologic feature. The several undeveloped C-2 parcels identified are either: 1) in relatively remote locations and can only accommodate small neighborhood-serving uses, which a secondhand store would not be considered as such, 2) slated for zone changes to C-RU within the Town and County Area Plan in 2013, for which an EIR has been prepared, or 3) in more urbanized areas which would therefore be suitable for infill development and can accommodate this use, and the urbanized areas do not generally contain any undisturbed paleontological or geological resources. Therefore, it is not anticipated that this use will have a significant or adverse impact on paleontological or geological resources.

d) Disturb any human remains, including those interred outside of formal cemeteries?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Construction of new buildings to accommodate secondhand stores could involve grading which has the potential to encounter unknown human remains. Developers of the project would be required to comply with all applicable laws relating to discovery of human remains including ceasing construction activities within the vicinity of the find and notifying the county coroner.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in C-2 zone. Any project developed pursuant to this ordinance would need to comply with the applicable County Green Building Ordinance and the Drought Tolerant Landscaping Ordinance.

b) Involve the inefficient use of energy resources (see [Appendix F](#) of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in C-2 zone. Any project developed pursuant to this ordinance would need to comply with all applicable standards and requirements relating to energy conservation. In addition, new development would be required to comply with all applicable state and local building codes.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance could be located within a known earthquake fault. However, any development would be required to comply with all state and local building code requirements to ensure structural integrity.

Source: The California Geological Survey.

ii) Strong seismic ground shaking?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance could be located in an area where strong seismic ground shaking may occur. However, any development would be required to comply with all state and local building code requirements to ensure structural integrity.

Source: The California Geological Survey.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance could be located in an area of seismic-related ground failure, including liquefaction. However, any development would be required to comply with all state and local building code requirements to ensure structural integrity.

Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.

iv) Landslides?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance could be located in an area of landslides. However, any development would be required to comply with all state and local building code requirements to ensure structural integrity.

Source: The California Geological Survey.

b) Result in substantial soil erosion or the loss of topsoil?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Grading and excavation associated with future development could expose soils to minimal short-term erosion by wind and water, and loss of topsoil. Project sites to be developed pursuant to this Ordinance would be subject to applicable state and local requirements including the National Pollutant Discharge Elimination System (NPDES).

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance could be located in an area where the geologic unit or soil is unstable. However, any development would be required to comply with all state and local building code requirements to ensure structural integrity.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance could be located in an area of expansive soil. Expansive soils have a significant amount of clay particles that take on water or give up water. The change in volume exerts stress on buildings and other loads placed on the soils. However, any development would be required to comply with all state and local building code requirements to ensure structural integrity.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance are generally anticipated to be located in existing built environments supported by sewer lines and generally do not require the use of onsite wastewater treatment systems. Secondhand stores would generally not be expected to be built on vacant or undeveloped lands if no connections to existing sewers are present, due to the large expenses involved in constructing water infrastructure to support this use. However, in the event that development requires onsite wastewater treatment system, proper approval would be required from all applicable agencies including the County Department of Public Health to ensure its feasibility.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. There is a possibility that development pursuant to this ordinance would be built or established within a Hillside Management Area, defined as an area having a slope of greater than 25%, however very few sloped parcels countywide are zoned C-2. Any development pursuant to this ordinance that would be established on a parcel with a hillside slope greater than 25% would be required to obtain a conditional use permit. All environmental review pursuant to the site-specific development will be part of the conditional use permit.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. The operation of new secondhand stores could generate greenhouse gas emissions, through vehicular traffic directed to those stores by customers and truck deliveries of donated goods; however, the traffic generated by secondhand stores are anticipated to be similar to those generated by other retail uses currently allowed in Zone C-2 for the same sites. Energy and emissions involved with the construction of new buildings for this use are anticipated to be similar to construction of buildings for other retail uses already permitted in Zone C-2. Any development pursuant to this ordinance would be subject to all applicable state and local regulations relating to the reduction of GHG emissions.

b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. The ordinance does not conflict with any plan for reducing greenhouse gases. Most Transit Oriented Districts' commercial corridors are zoned C-2, and the ordinance will allow secondhand stores to be established in those TOD's, thus encouraging walking and taking transit to and from the stores by customers which may help promote reduction of greenhouse gases. In addition, any development pursuant to this ordinance would be subject to all applicable state and local regulations relating to the reduction of GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Secondhand stores routinely accept donated household items such as clothes, toys, etc, and thus would not create a significant hazard. In addition, certain secondhand stores that are certified by the State as e-waste collectors will accept unwanted electronics, which would minimize impact to the public or environment from the transport or disposal of hazardous materials by diverting them from landfills. The ordinance requires that all donations drop-offs to be stored and processed within an enclosed building, so the impacts to the surroundings are minimized.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Secondhand stores routinely accept and sell donated household items such as clothes, toys, etc, and thus would not create a significant hazard. In addition, certain secondhand stores that are certified by the State as e-waste collectors will accept unwanted electronics, which would minimize impact to the public or environment by reducing the chances for improper disposal of electronic waste that may leak out hazardous materials. The ordinance requires that all donations drop-offs to be stored and processed within an enclosed building, so the impacts to the surroundings are minimized.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance may be located within a quarter-mile of sensitive land uses, but they usually would not emit hazardous emissions as secondhand stores accept and sell donated household items such as clothes, toys, etc, and thus would not create a significant hazard. Certain secondhand stores that are certified by the State as e-waste collectors will accept unwanted electronics, and will comply with state regulations on the proper handling of e-waste, including regulations on containment and emergency response.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance may be located in close proximity to a site identified as a hazardous materials site per Government Code 65962.5, but generally a site containing hazardous materials would not be a desirable location to support any commercial or nonprofit enterprise engaging in any kind of retail sales, so it is not anticipated that this use will be located on such a site, and this use does not generate hazardous materials to create significant hazards to the public or the environment. Certain secondhand stores that are certified by the State as e-waste collectors will accept unwanted electronics, and will comply with state regulations on the proper handling of e-waste, including regulations on containment and emergency response.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. as for all other retail commercial uses permitted in Zone C-2. Development pursuant to this ordinance could be located within an airport land use plan or in the vicinity of a public airport, but will still be subject to the same, or more restrictive development standards where applicable, as for all other retail commercial uses permitted in Zone C-2 within the airport land use plan or in proximity to an airport, thus airport safety issues would be less than significant.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. as for all other retail commercial uses permitted in Zone C-2. Development pursuant to this ordinance could be located within the vicinity of a private airstrip, but will still be subject to all of the same, or more restrictive standards where applicable, as for all other retail commercial uses permitted in Zone C-2 in proximity to the airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and requires the same development standards, such as setbacks, height, parking, etc., and applicable Fire code requirements, including access, as for all other retail commercial uses permitted in Zone C-2. Therefore, it is not expected that this use will impair or cause interference with adopted emergency response and/or evacuation plan compared to other land uses already permitted in the same zone.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and requires the same development standards, such as setbacks, height, parking, etc. and applicable fire code requirements, including access, as for all other retail commercial uses permitted in Zone C-2. There may be a few C-2 properties located within a Very High Fire Hazard Severity Zone in the northern portion of the County, but those properties are: 1) in areas that are generally undeveloped or underdeveloped, and may not be the ideal site for a secondhand store to be established, as such stores need to be in close proximity to other commercial properties in order to be competitive, and 2) to be rezoned to C-RU in early 2013 per the Town and County Area Plan. There are a few other C-2 properties that may be in proximity to such Zones in the southern portion of the County, but these properties are already developed with buildings, or surrounded by buildings, and placing a store there would not impose any greater risk for fire damage compared to adjacent buildings that accommodate other retail uses already permitted in Zone C-2.

ii) within a high fire hazard area with inadequate access?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable fire code requirements, including access, as for all other retail commercial uses permitted in Zone C-2. There may be a few C-2 properties located within a high fire hazard area in the northern portion of the County with limited access, but those properties are in areas that are generally undeveloped or underdeveloped, and may not be the ideal site for a secondhand store to be established, as such stores need to be in close proximity to other commercial properties with high access in order to be competitive. Any areas in the southern portion of the County identified as a high fire hazard area are largely developed with a lot of access, so any stores placed in proximity there will be easily accessible in case of fire.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable fire code requirements as for all other retail commercial uses permitted in Zone C-2. There may be a few C-2 properties located within areas with inadequate water pressure in the northern portion of the County, but those properties are in areas that are generally undeveloped or underdeveloped, and may not be the ideal site for a secondhand store to be established, as such stores need to be in close proximity to other commercial properties in order to be competitive, and these commercial properties likely already have access to adequate water pressure.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2 and requires the same development standards, such as setbacks, height, parking, etc. and applicable fire code requirements as for all other retail commercial uses permitted in Zone C-2. Development pursuant to this ordinance may be located in proximity to land uses that have the potential for dangerous fire hazard, with risk of fire to the property, however they would need to comply with all

state and local building code requirements and fire code requirements to ensure structural integrity and fire protection.

i) **Does the proposed use constitute a potentially dangerous fire hazard?**

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable fire code requirements as for all other retail commercial uses permitted in Zone C-2. Secondhand stores only sell used clothing and household items, which do not constitute fire hazards by themselves because no chemicals are involved, although the materials themselves can burn easily, and used electronics could pose a risk for electric fire. However the risks are no greater than retail stores selling brand-new products, a use permitted in the zone. Development pursuant to this ordinance will need to comply with all state and local building codes and fire code requirements to ensure fire protection.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Secondhand stores do not require intensive use of water, and the operations of secondhand stores are similar to retail stores selling brand-new products, which are uses permitted in the zone. Any impact to water quality or waste discharge requirements are anticipated to be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Secondhand stores do not require intensive use of water, and do not need to extensively draw upon groundwater, and the operations of secondhand stores are similar to retail stores selling brand-new products, which are uses permitted in the zone. Any impact to groundwater supplies are anticipated to be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building code requirements as for all other retail commercial uses permitted in Zone C-2. Like any other retail store permitted in the zone, the development scale of a secondhand store is generally not substantially enough to impact drainage patterns in an area or cause substantial erosion or siltation on- and off-site. New buildings with stores under this ordinance generally are built on infill lots in urbanized areas. Any impacts resulting from this ordinance are anticipated to be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building code requirements as for all other retail commercial uses permitted in Zone C-2. Like any other retail store permitted in the zone, the development scale of a secondhand store is generally not substantially enough to impact drainage patterns in an area or cause substantial flooding or run-off on- and off-site. New buildings with stores under this ordinance generally are built on infill lots in urbanized areas. Any impacts resulting from this ordinance are anticipated to be less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building code requirements as for all other retail commercial uses permitted in Zone C-2. Like any other retail store permitted in the zone, the development scale of a secondhand store is generally not substantially enough to require intensive use of water, and do not create waste or runoff water in sufficient amounts to make significant contribution or pollution of runoff water to the stormwater drainage systems, so any impacts are anticipated to be less than significant.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building code requirements as for all other retail commercial uses permitted in Zone C-2. Additionally, the development would comply with all NPDES requirements, if applicable, so the impact to surface and ground water quality are anticipated to be less than significant.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building and zoning code requirements as for all other retail commercial uses permitted in Zone C-2. Additionally, the development would be required to comply with all applicable Low Impact Development requirements of the County Code, and impacts would be less than significant.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. There are only two identified Areas of Special Biological Significance in Los Angeles County, and they are the Malibu coastline and Santa Catalina Island. Secondhand stores are not appropriate local-serving commercial uses for the Santa Monica Mountain area and Santa Catalina Island, so there will be no impacts to state-designated water resources.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Like any other retail store permitted in the zone, secondhand stores do not require intensive use of water, and wastewater treatment on-site would likely not be necessary to support the development. However, any new development on a parcel that is unserved by an existing sewer system may require an onsite wastewater treatment system, which will then be subject to all state and county requirements and approval of County Department of Public Health to ensure that the requirements are met, so impacts to nearby water sources are anticipated to be less than significant.

j) Otherwise substantially degrade water quality?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building code requirements as for all other retail commercial uses permitted in Zone C-2. Additionally, the development would comply with all NPDES requirements, if applicable, so the impact to surface and ground water quality are anticipated to be less than significant.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and does not propose any housing; therefore, will have no impact on placing housing within 100-year flood hazard areas.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate maps which show the extent of Special Flood Hazard Areas and other thematic features related to flood risk. Future developments could place structures within a 100-year flood plain hazard area. However, the proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements relating to hazard management as for all other retail commercial uses permitted in Zone C-2. Building density is generally not altered by the proposed project and it is not anticipated to increase obstructions to flood flows

| that would impede or redirect flood flows and impacts would be less than significant.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate maps which show the extent of Special Flood Hazard Areas and other thematic features related to flood risk. Future developments could expose people or structures to risk involving flooding as a result of the failure of a levee or dam. However, the proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local building code requirements as for all other retail commercial uses permitted in Zone C-2. Building density is generally not altered by the proposed project and it is anticipated that exposure to risk would be less than significant.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Future developments could expose people or structures to risk involving mudflow or seiche, however, building density is generally not altered by the proposed project and it is anticipated that exposure to risk would be less than significant.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant this ordinance would be subject to the same development standards, such as setbacks, height, signs, parking, etc. as for all other retail commercial uses permitted in Zone C-2. Secondhand stores are similar in sales and operations to other retail uses permitted in the zone. In addition, development is anticipated to occur in mostly infill areas or to lease space in empty buildings. For the above reasons, secondhand stores will not physically divide a community.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. as for all other retail commercial uses permitted in Zone C-2. The ordinance only applies to areas that do not have dedicated plans, and may not be permitted in areas with specific, area, community, and neighborhood plans that may already have their own C-2 use listings -- i.e. if the use is not listed in a listing of allowed C-2 uses within an area plan, then that use will not be permitted in that area.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The proposed ordinance makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. as for all other retail commercial uses permitted in Zone C-2. The projet is an amendment to the Zoning Ordinance to resolve an inconsistency in order to allow this use in C-2, where it is currently not allowed.

d) **Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards as for all other retail commercial uses permitted in Zone C-2. Development is anticipated to occur in mostly infill areas or to lease space in empty buildings in existing C-2 zones. There are no C-2 properties located within SEA's and on steep hillsides, and therefore this use will not impose any conflict with criteria for establishing land uses in environmentally sensitive areas. Even if a C-2 zone may be in a sensitive area, the use would be required to conform to all applicable regulations governing sensitive areas, including, where necessary, a conditional use permit.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. There are some known mineral resources areas in several places in the southern half of the County, however the vast majority of C-2 parcels in those areas are already developed. Development of secondhand stores will occur in mostly infill areas or to lease space in existing empty buildings in existing C-2 zones. Most vacant lots in the southern half of the County are small and surrounded by development, so any access to mineral resources on those lots would have been too limited to provide any economic benefit. Therefore, any loss of availability of mineral resources would be less than significant.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. There are some known mineral resources areas in several places in the southern half of the County, however the vast majority of C-2 parcels in those areas are already developed. Development of secondhand stores will occur in mostly infill areas or to lease space in existing empty buildings in existing C-2 zones. Most vacant lots in the southern half of the County are small and surrounded by development, so any recovery of mineral resources on those lots would have been too limited to provide any economic benefit. Therefore, any loss of availability of recovering any mineral resources would be less than significant.

13. NOISE

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

Construction of new structures would generate temporary noise impacts during grading and construction. The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Construction and operation of secondhand stores pursuant to this ordinance would be required to comply with all applicable county noise ordinances. In addition, noise generated by the operations and sales, business hours, truck delivery of merchandise, parking and traffic to and from, of secondhand stores, would be similar to other retail uses permitted in Zone C-2. Therefore, impacts would be less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Construction of new structures may generate temporary groundborne vibration and noise impacts during grading and construction. The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. . However, construction and operation of secondhand stores pursuant to this ordinance would be required to comply with all applicable county noise ordinances. In addition, operations and sales, including business hours, truck delivery of merchandise, parking and traffic to and from, of secondhand stores would be similar to other retail uses permitted in Zone C-2, which generally do not create groundborne vibrations and noises. Therefore, impacts would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

Establishment of new structures may generate or increase permanent ambient noise above existing levels in the vicinity. The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Operation of secondhand stores pursuant to this ordinance would be required to comply with all applicable county noise ordinances. In addition, noise generated by the operations and sales, including business hours, truck delivery of merchandise, parking and traffic to and from, of secondhand stores would be similar to other retail uses permitted in Zone C-2. Therefore, impacts would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Construction or establishment of new structures may generate or increase temporary or periodic ambient noise above existing levels in the vicinity. The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. Operation of secondhand stores pursuant to this ordinance would be required to comply with all applicable county noise ordinances. In addition, noise generated by the operation and sales, including business hours, truck delivery of merchandise, parking and traffic to and from, of secondhand stores would be similar to other retail uses permitted in Zone C-2. Therefore, impacts would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. A project built pursuant to this ordinance could be located within an airport land use plan or within two miles of a public airport or public use airport that may expose employees and visitors in the project area to excessive noise levels. However, structures would be required to comply with building codes to ensure interior noise levels are in compliance with applicable noise standards. Therefore the impacts will be less than significant.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. A project built pursuant to this ordinance could be located within an airport land use plan or within two miles of a public airport or public use airport and may expose employees and visitors in the project area to excessive noise levels. However, structures will need to comply with building codes to ensure interior noise levels are in compliance with applicable noise standards. Therefore the impacts will be less than significant.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to the ordinance would generate limited employment which would likely be met by locals within the area served and is not anticipated to induce population growth. A typical store may have a floor area in the low ten thousands and employ just a dozen employees. Additionally, due to the market requirements for secondhand stores and for most C-2 properties in general, most of development will likely occur on infrastructure already present, and would not induce growth through extension of roads or other infrastructure.

<p>b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to the ordinance would not displace existing housing, as it will either develop on a vacant lot or move into an existing commercial building.

<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to the ordinance would not displace existing population, as it will either develop on a vacant lot or move into an existing commercial building.

<p>d) Cumulatively exceed official regional or local population projections?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. The operations of secondhand stores are similar to other retail uses permitted in the zone, such as a small pool of employed staff, and does not involve housing or residential uses. Development pursuant to the ordinance would not result in a change in density that was anticipated in regional and local population projections.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?
The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. It is not expected that this use will require greater fire protection than the uses permitted in the zone because the operations of secondhand stores are similar to other permitted retail uses selling merchandise, so the impacts will be less than significant.

Sheriff protection?
The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. It is not expected that this use will require greater sheriff protection than the uses permitted in the zone because the operations of secondhand stores are similar to other permitted retail uses selling merchandise, so the impacts will be less than significant.

Schools?
The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Secondhand stores authorized by this ordinance do not involve residential development that could generate students and therefore will not create new capacity or service level problems regarding schools.

Parks?
The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, It is not expected that this use will generate service level or capacity issues with local parks because it does not involve residential development for which parks services would be necessary to serve the population.

Libraries?
The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. It is not expected that this use will generate service level or capacity issues with libraries because t does not involve residential development for which libraries services would be necessary to serve the population.

Other public facilities?
The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. It is anticipated that this use will generate less than significant impacts on service level or capacity of other public facilities because it does not involve any housing or residential development for which a demand for other public facility services would be necessary to serve the population.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. It is not expected that this use will generate service level or capacity issues with local parks and other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it does not involve residential development for which parks services would be necessary to serve the population.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. This use does not require provisions of additional parks and recreational facilities nor create adverse physical effects on the environment.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. This use generally locates in existing commercial corridors and does not require proximity to placement in open space, so it is not expected to interfere with regional open space connectivity. Most of the vacant lots that are suitable for this use are infill that are surrounded by existing development, so those lots already do not have any connectivity with regional open space.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. This use generates the same type of traffic as other retail commercial uses currently permitted in Zone C-2, with customer parking and truck deliveries of merchandise. In addition, the proposed ordinance does not change the zoning or land use. For the above reasons, conflicts with applicable plan, ordinance, or policy measuring effectiveness of performance of the circulation systems is not expected to occur.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. This use generates the same type of traffic as other retail commercial uses currently permitted in Zone C-2, with customer parking and truck deliveries of merchandise. In addition, the proposed ordinance does not change the zoning or land use. For the above reasons, conflicts with applicable congestion management program plans are not expected to occur.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc., and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. This use does not involve air space issues, nor would require a change in air traffic patterns as this does not change the building density, there will be no impacts to air traffic surrounding these uses.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable local requirements as for all other retail commercial uses permitted in Zone C-2. This use generates the same type of traffic as other retail commercial uses currently permitted in Zone C-2, with customer parking and truck deliveries of merchandise. This use does not require any special or unusual street design and the merchandise sold would be limited to used clothing and household items, which is considered compatible for Zone C-2. Therefore, there will be no issues involving hazards or incompatible uses.

e) Result in inadequate emergency access?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and requires the same development standards, such as setbacks, height, parking, etc. and applicable Fire Code and other County requirements including adequate emergency access, as for all other retail commercial uses permitted in Zone C-2. Since the use does not change the zoning or building density, it is not expected that this use will block emergency access or generate inadequate access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2, and require the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. This use generates the same types of traffic (vehicular, transit, pedestrian, bicycle) as other retail commercial uses permitted in Zone C-2, so it is not expected to conflict with any applicable policies, plans, or program for public transit, bicycle, or pedestrian facilities, nor will it decrease the performance or safety of such facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar wastewater treatment requirements as other permitted retail uses allowed in Zone C-2. Secondhand stores would be subject to the same development standards as for all other retail commercial uses permitted in Zone C-2. Development of such stores would not result in a change in density, but rather are expected to be placed within existing commercial buildings and commercially developed areas that are supported by existing systems. Therefore, it is not expected that this use will exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar wastewater system capacity requirements as other permitted retail uses allowed in Zone C-2. Secondhand stores would be subject to the same development standards as for all other retail commercial uses permitted in Zone C-2. Development of such stores would not result in a change in density, but rather are expected to be placed within existing commercial buildings and commercially developed areas that are supported by existing systems. Therefore, it is not expected that this use will create water or wastewater capacity issues nor require new water or wastewater treatment facilities or expansions.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar drainage capacity requirements as other permitted retail uses allowed in Zone C-2. Secondhand stores would be subject to the same development standards as for all other retail commercial uses permitted in Zone C-2. Development of such stores would not result in a change in density, but rather are expected to be placed within existing commercial buildings and commercially developed areas that are supported by existing systems. In addition, developments for this use will comply with applicable Low Impact Development requirements. Therefore, it is not expected that this use will create drainage capacity issues nor require new storm water drainage

facilities or expansions.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar water supply requirements as other permitted retail uses allowed in Zone C-2. Secondhand stores would be subject to the same development standards as for all other retail commercial uses permitted in Zone C-2. Development of such stores would not result in a change in density, but rather are expected to be placed within existing commercial buildings and commercially developed areas that are supported by existing water supply system. Therefore, the use will utilize existing water supply infrastructure in the same manner as any other retail commercial use permitted in Zone C-2.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar energy capacity requirements as other permitted retail uses allowed in Zone C-2. Secondhand stores would be subject to the same development standards as for all other retail commercial uses permitted in Zone C-2. Development of such stores would not result in a change in density, but rather are expected to be placed within existing commercial buildings and commercially developed areas that are supported by existing system. The use will utilize existing energy utility supply infrastructure in the same manner as any other retail commercial use permitted in Zone C-2. In addition, the use will comply with State and County Green Building Code requirements. It is not expected that the use will create system capacity problems and it will not require new or expanded energy facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar amount of waste generated as other permitted retail uses allowed in Zone C-2. It is expected that the use will be sufficiently served by a landfill to accommodate its solid waste disposal needs. In fact, this use will help reduce disposal issues for landfills by diverting usable items through reuse and recycling and in some instances, diverting electronic waste to other state-mandated disposal channels.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The proposed ordinance only makes zoning allowances for secondhand stores to be established in Zone C-2. Development pursuant to this ordinance is expected to result in similar amount of waste generated as other permitted retail uses allowed in Zone C-2. It is expected that the use will be sufficiently served by a

landfill to accommodate its solid waste disposal needs. In fact, this use will help reduce disposal issues for landfills by diverting usable items through reuse and recycling and in some instances, diverting electronic waste to other disposal channels. Additionally, some stores certified as e-waste collectors by the state would be subject to all special state regulations on the handling and disposal of electronic waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed ordinance is countywide and makes zoning allowances for secondhand stores to be established in Zone C-2. Based on the analysis contained in this document for the topics of Cultural Resources and Biological Resources, the project is not anticipated to have significant impacts on the quality of the environment, substantially impact fish, wildlife and plant habitats, nor eliminate important examples of the major periods of California history or prehistory. In most cases this use will be located within existing building stock, and in a few instances new construction may be required to accommodate the use, but it is generally expected as an infill nature. In addition, the use will be subject to the same development standards, such as setbacks, height, parking, etc. and all applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed ordinance is countywide and makes zoning allowances for secondhand stores to be established in Zone C-2. Based on the analysis contained in this document, the project is not anticipated to achieve short term environmental goals at the expense of long term environmental goals. In most cases this use will be located within existing building stock, and in a few instances new construction may be required to accommodate the use, but it is generally of an infill nature. The use will be subject to the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. In most cases this use will be located within existing building stock, and in a few instances new construction may be required to accommodate the use, but it is generally expected as an infill nature. Therefore, as demonstrated in the analysis within this document, the project would not result in any significant and unavoidable impact, growth-inducing impact, or significant cumulative impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects,

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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the effects of other current projects, and the effects of probable future projects)?

The proposed ordinance is countywide and makes zoning allowances for secondhand stores to be established in Zone C-2. In most cases, this use will be located within existing building stock, and in a few instances new construction may be required to accommodate the use, but it is generally of an infill nature. The use will be subject to the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. In most cases this use will be located within existing building stock, and in a few instances new construction may be required to accommodate the use, but it is generally expected as an infill nature. Based on the analysis contained in this document for all the analyzed topics, the project would have individually limited impacts that are less than significant. Therefore, any cumulative impacts will be very limited to the point they may not be that considerable.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed ordinance is countywide and makes zoning allowances for secondhand stores to be established in Zone C-2. Based on the analysis contained in this document, impacts that could adversely affect human being were demonstrated to be less than significant. In most cases this use will be located within existing building stock, and in a few instances new construction may be required to accommodate the use, but it is generally of an infill nature. The use will be subject to the same development standards, such as setbacks, height, parking, etc. and applicable state and local code requirements as for all other retail commercial uses permitted in Zone C-2. It is expected that the use will comply with all state and county building and fire codes, the County noise ordinance and other applicable state and local requirements to ensure building integrity and to protect public safety.



**Goodwill
Southern
California**

342 N. San Fernando Road
Los Angeles, CA 90031
323.223.1211

14565 Lanark Street
Panorama City, CA 91402
818.782.2520

8120 Palm Lane
San Bernardino, CA 92410
909.885.3831

GoodwillSoCal.org

August 22, 2012

Members of the Regional Planning Commission
County of Los Angeles
320 W Temple Street
Los Angeles CA 90012

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CORP COMPLIANCE OFFICER

DOUGLAS H. BARR, MSW
PRESIDENT & CEO

Re: Support for Ordinance amendment to permit secondhand stores in Zone C-2

Honorable Chair and Members of the Regional Planning Commission:

Goodwill Southern California fully supports the proposed Ordinance to permit secondhand stores in the C-2 zone county wide.

The mission of Goodwill is to enhance the quality of the lives of people who have disabilities or other vocational disadvantages by assisting them to become productive and self-sufficient through education, training, work experience and career opportunities in the community.

Goodwill primarily funds its efforts in providing job development services through profits derived from its retail stores. In 2011, GSC helped more than 100,000 people with job training, education and placement programs.

Goodwill supports the efforts of the Los Angeles County Board of Supervisors in initiating the Ordinance amendment process to permit second hand retail stores in the C-2 zone.

Sincerely,

Craig Smith
President & CEO



GoodForEveryone





THE SALVATION ARMY

USA Western Territory
Adult Rehabilitation Centers Command
180 East Ocean Boulevard, 3rd Floor
Long Beach, CA 90802-4709

Office of the Commander

WILLIAM BOOTH
Founder

LINDA BOND
General

JAMES KNAGGS
Territorial Commander

MAN-HEE CHANG
ARC Commander

Members of the Regional Planning Commission
County of Los Angeles
320 W Temple Street
Los Angeles CA 90012

**Re: Support for Ordinance amendment to permit secondhand stores in
Zone C-2**

Honorable Chair and Members of the Regional Planning Commission:

The Salvation Army is in full support of the proposed Ordinance to permit secondhand stores in the C-2 zone county wide.

This Ordinance will allow us to establish second hand retail stores in more areas throughout the County and in turn provide greater assistance to those who are homeless, abused or disadvantaged.

Thank you for your consideration of this matter.

Respectfully,

Man-Hee Chang, Major
Commander
Adult Rehabilitation Centers Command
USA Western Territory



SOCIETY OF ST. VINCENT DE PAUL COUNCIL OF LOS ANGELES

August 21, 2012

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Ed Kunkler

Members of the Regional Planning Commission
County of Los Angeles
320 W Temple Street
Los Angeles CA 90012

Re: Support for Ordinance amendment to permit secondhand stores in
Zone C-2

Honorable Chair and Members of the Regional Planning Commission:

I write in connection with the above Ordinance. I wish to offer our
support to the proposal, for the reasons outlined below.

One of the oldest and most successful charitable organizations in the
United States, the Society of St. Vincent de Paul is an organization who
volunteers to seek out and provide person-to-person aid to the poor and
needy.

Our organization, in part supported by our thrift stores, would benefit
from the County allowing new second hand retail stores in the C-2 zone.

Thank you for your consideration of this matter.

Respectfully,

David A. Garcia
Deputy Executive Director

† No Act of Charity is Foreign to the Society †



AIDS HEALTHCARE
FOUNDATION

August 22, 2012

Members of the Regional Planning Commission
County of Los Angeles
320 W Temple Street
Los Angeles CA 90012

Re: Support for Ordinance amendment to permit secondhand stores in Zone C-2

Dear Members of the Regional Planning Commission:

It is my pleasure, on behalf of Out of the Closet to write this letter in support of the proposed Ordinance being presented to permit secondhand stores in the C-2 zone.

Our thrift stores provide a revenue stream that helps fund our non-profit mission.

I commend the efforts of Supervisor Don Knabe and all the members of the Los Angeles County, Board of Supervisors and fully support this Ordinance which will provide great benefit to our organization in allowing new second hand retail stores in the C-2 zone.

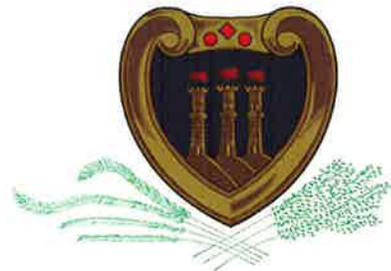
Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Weinstein'.

Michael Weinstein, President
AIDS Healthcare Foundation

City of San Marino

Planning & Building Department



August 6, 2012

Alyson Stewart
Senior Planner
Ordinance Studies Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

SUBJECT: PROPOSED SECONDHAND STORE ORDINANCE

Dear Ms. Stewart:

The City of San Marino appreciates the opportunity to review the proposed ordinance and provide comments. The purpose of this ordinance, as initiated by Supervisor Don Knabe, sounds reasonable as it provides affordable goods during a difficult economic environment. However, it may not be sound planning practice to allow them in unincorporated areas that are in close proximity to more restrictive commercial zones in adjacent cities like San Marino.

As you know, the City of San Marino is quite unique. It is a small low-density residential community with no multi-family or industrial development. The scale and type of commercial businesses are reflective of the City's desire to maintain a high quality of goods and services designed to serve the local community. As such, all commercial zoned properties are C-1 which only allows retail sales of new products. Secondhand stores are expressly prohibited in our C-1 zone.

If this ordinance is approved, it is conceivable that a secondhand store could be permitted by right on County properties located across the street (San Gabriel Boulevard) from commercial properties in San Marino. I have noticed that the County properties are zoned either C-2 or C-3. These properties, which are within the City's "sphere of influence", are inconsistent with our commercial properties. The City of San Marino does not find this proposed ordinance workable in every circumstance where there is a C-2 or C-3 zoned property.

We recommend the Regional Planning Commission take the foregoing comments into account when considering this ordinance. We further recommend the ordinance be amended in a manner that would exclude the properties within our sphere of influence or that the County properties in our sphere are rezoned to C-1.



Sincerely,



David A. Saldaña, AICP
Planning and Building Director
City of San Marino

Cc: Mayor Dr. Richard Sun
Vice-Mayor Richard Ward
Councilman Dennis Kneier
Councilman Dr. Allan Yung
Councilman Eugene Sun
City Manager John Schaefer

Supervisor Michael Antonovich, 5th District
County of Los Angeles
500 West Temple Street, Room 869
Los Angeles, CA 90012

COUNTY OF LOS ANGELES

**NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (PLANNING AND ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**Project Number R2012-01296-(1-5)
Case Numbers RLUR20120000, RENV201200141**

Proposed amendment to the Los Angeles County Code (Title 22 – Planning and Zoning Ordinance) to allow secondhand stores to be established as a permitted use in Zone C-2 Countywide.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance amendment to allow secondhand stores to be established as a permitted use in Zone C-2 Countywide, with development standards specific to the use.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on Tuesday, November 27, 2012**, pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Ms. Alyson Stewart at astewart@planning.lacounty.gov between 7:30 a.m. to 6:00 p.m. Monday through Thursday. For general information on this or other County ordinances, please call (213) 974-6432. Project materials will also be available on the Department of Regional Planning website at: http://planning.lacounty.gov/view/secondhand_store_ordinance.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

“ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.”

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.